



## Economic Overview And Outlook: Tennessee

### JOBS

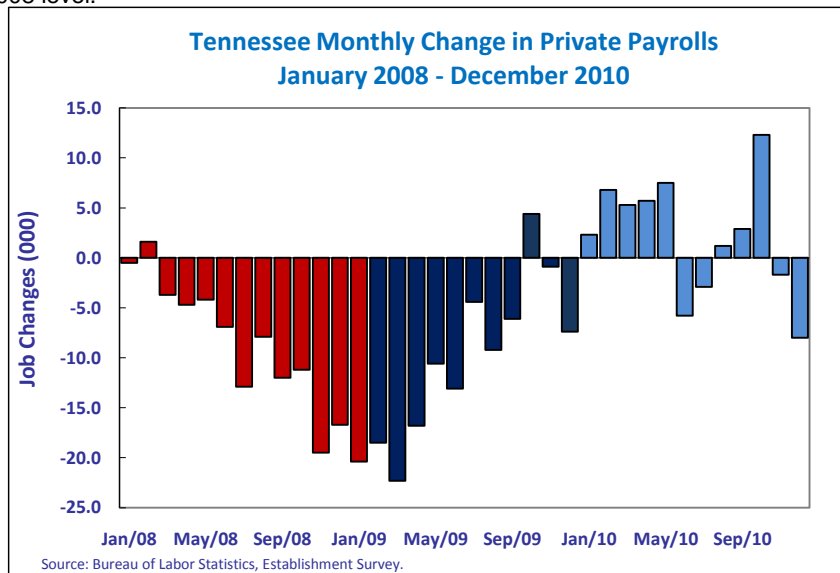
- Nationwide, the private sector gained jobs in each month of 2010.
- The President's Council of Economic Advisers estimates that investments made through the Recovery Act have boosted employment in Tennessee by 63,000 jobs through the 3rd quarter of 2010.
- In Tennessee, private sector employment fell by 9.4 percent from December 2007 to December 2009. In 2010, private sector employment grew by 1.2 percent.
- In Tennessee, employees in the construction, manufacturing, and professional and business services sectors faced the largest job losses (as a percent of employment within an industry) over the recession. In 2010, the following sectors in Tennessee experienced the greatest employment increases: professional and business services; construction; and trade, transportation and utilities.\*
- As the economy recovers from the Great Recession, service-providing industries are projected to add the most jobs between 2008 and 2018, with the largest gains in professional and business services, education, health care and social assistance, and State and local government. Within the goods-producing sector of the economy, only the construction industry is projected to add jobs above its 2008 level.

### EMPLOYMENT

- The unemployment rate in Tennessee was 9.4 percent in December 2010, up 3.9 percentage points from December 2007, but down from its most recent peak of 10.9 percent reached in August 2009.
- 290,000 Tennessee residents were counted among the unemployed in Tennessee during December 2010.

### EARNINGS

- Between the start of the recession in the 4th quarter of 2007 and the 3rd quarter of 2009, inflation-adjusted total personal income in the United States declined 2.2 percent. Most recently, in the 3rd quarter of 2010, total personal income remained 0.2 percent below the 4th quarter 2007 peak.



- Real per capita personal income (in 2005 \$) in Tennessee was \$31,856.00 in the 3rd quarter of 2010, up from \$31,823.00 in the 3rd quarter of 2008.

### HOUSING

- National home prices, including distressed sales, saw a decrease of 5.1 percent in November 2010 from November 2009 compared to a 3.4 percent decrease in October. In Tennessee, home prices saw a decrease of 4.9 percent in November 2010 from November 2009 following October's year over year decrease of 4.3 percent.
- The median price of single-family homes in Tennessee was \$123,613 in the second quarter of 2010, compared to \$180,176 nationwide.
- As of the 3rd quarter of 2010, 2.1 percent of all mortgages, including 6.2 percent of subprime mortgages, were in foreclosure in Tennessee.
- Housing starts in Tennessee totaled 10,740 units (seasonally adjusted annual rate) in November 2010, a decrease of 16.6 percent from October.
- Within the South census region, which includes Tennessee, sales of new single-family homes totaled 165,000 units in November 2010, an increase of 5.8 percent from October. Sales of existing single-family homes increased 10.0 percent to 1,760,000 units (at seasonally adjusted annual rates) from November to December 2010.

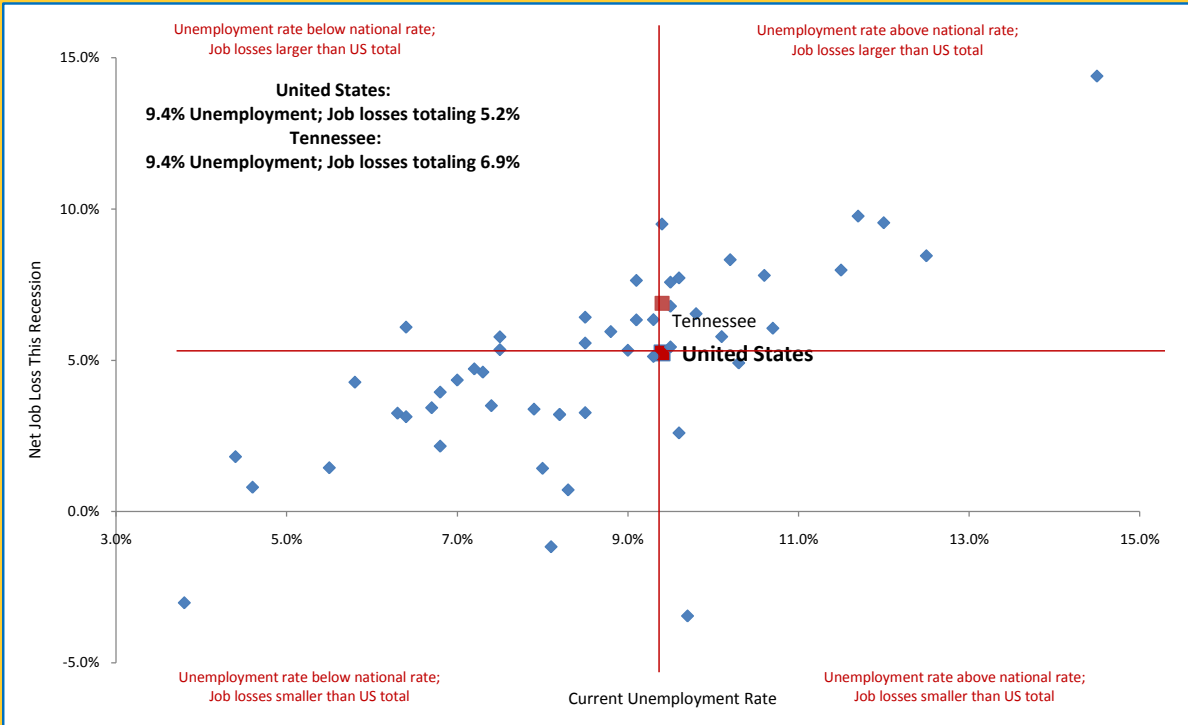
\* For Tennessee-specific labor sector statistics, please refer to the Tennessee office: <http://www.tn.gov/labor-wfd/lmr/>

## How Does Tennessee Compare To Other States?

Workers across the country have been hard hit by the Great Recession. This chart allows you to compare Tennessee to other states using two metrics.

The current unemployment rate (measured along the horizontal axis) serves as a gauge of current labor market conditions faced by residents, while the proportion of jobs lost within Tennessee over the course of the recession (shown along the vertical axis) measures the toll the recession has taken on the job supply in Tennessee.

States falling in the upper right quadrant have lost a disproportionate share of jobs, relative to the total United States, and have unemployment rates higher than the national unemployment rate. States falling in the lower left quadrant have both lower unemployment rates and lower job losses (or even gains) than the national average.



### STATE QUICK FACTS

		Tennessee	United States
Unemployment Rates .....	December 2008	8.5%	7.3%
	December 2009	10.7%	9.9%
	December 2010	9.4%	9.4%
Percent of Population Who Are Veterans .....	2009	7.8%	7.1%
Veterans' Unemployment Rate .....	2009	9.8%	8.9%
Median Household Income .....	2007	\$ 42,616	\$ 51,965
	(2009 \$) 2009	\$ 40,517	\$ 49,777
Poverty Rate .....	2007	14.8%	12.5%
	2009	16.5%	14.3%
No Health Insurance .....	2007	14.4%	15.3%
	2009	15.4%	16.7%